

Harborcreek, PA Main Post Office
7175 Buffalo Road, Harborcreek, PA 16421-9800
Located in Eric County
Sales Price: \$ 264,000 CAP Rate 8.50%

This Post Office is offered with Valencia, PA; Townville, PA; Summerville, PA; Smethport, PA; Springcreek, PA and Buffalo, WV.



Summary: The population of Harborcreek, PA was 17,234 at the 2010 census. The population was 15,178 at the 2000 census. Harborcreek, PA is located next to Lake Erie. It is part of the Erie Metropolitan Statistical Area. The Post Office is open 6 hours a day, Monday – Friday and 3 hours on Saturday. The roof was replaced in 2006.

Occupied: 1986 **Building Size:** 1,168 sq. ft. **Site Size:** 6,274 sq. ft.

Lease Term: 2/14/2016 to 2/13/2021.

Annual Rent: The current rent is \$24,000 per year, or \$20.55/sq. ft.

Renewal Options: None

Maintenance: USPS Partial Maintenance Rider. The USPS is responsible for normal repairs and maintenance to the building. The USPS pays for all custodial services, pays all utilities, and is responsible for landscaping expenses. The Landlord is responsible for the structure and roof.

Taxes – USPS Reimbursement Rider

Termination Option – None

Purchase Option – None

Net Operating Income:

Rent	\$ 24,000
Maintenance	\$ 701
Insurance	\$ 367
Management	<u>\$ 500</u>
NOI:	\$ 22,432

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